

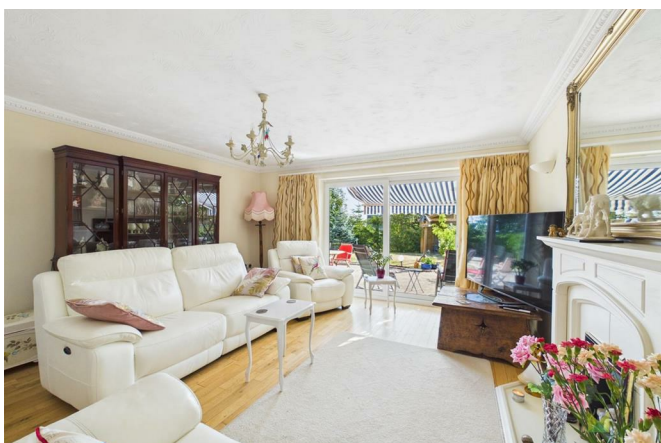
# 11 St. Annes Drive Morda Oswestry SY10 9LU



4 Bedroom House - Detached  
£450,000

## The features

- FABULOUS LOCATION WITH LARGE GARDENS
- LOUNGE, DINING ROOM, STUDY AND UTILITY ROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DOUBLE GARAGE AND PARKING
- VIEWING HIGHLY RECOMMENDED
- EXCELLENT 4 BEDROOM DETACHED FAMILY HOME
- KITCHEN WITH OVEN, HOB AND UTILITY ROOM
- 3 FURTHER DOUBLE BEDROOMS AND BATHROOM
- LOVELY ESTABLISHED GENEROUS GARDENS
- ENERGY PERFORMANCE RATING



**\*\*\* IMPRESSIVE FAMILY HOME WITH DOUBLE GARAGE \*\*\***

Wow, what a plot this excellent 4 bedroom detached family home is set in, with great frontage that provides ample scope for extension (subject to consent). Providing spacious and versatile living, perfect for today's modern lifestyle.

Occupying an enviable position on the edge of this much sought after location with excellent facilities on hand and ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Dining Room, Home Office/Study, Conservatory, Kitchen, Utility, Principal Bedroom with en suite, 3 further double Bedrooms and family Bathroom.

The property has the added benefit of gas central heating, double glazing, driveway and double Garage and lovely established gardens.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position on a private driveway in Morda within a pleasant stroll from the popular market Town of Oswestry and all of its amenities including restaurants, cafe's, independent stores, supermarkets, churches and the Town's recreational facilities. Ideally placed for commuters with ease of access to the A5/M54 motorway network with links to Chester and the nearby railway station at Gobowen.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall, wooden floor covering, radiator. Useful under stairs storage cupboard.

### CLOAKROOM

with suite comprising WC and wash hand basin, radiator, window to the side.

### STUDY/HOME OFFICE

with window overlooking the front, wooden floor covering, radiator.

### LOUNGE

A good sized room having large glide and slide doors leading onto the rear garden, attractive ornate fireplace housing living flame fire, media point, wooden floor covering, radiators.

### DINING ROOM

with window overlooking the front, wooden floor covering, radiator.

### KITCHEN

Comprehensively fitted with range of units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space for dishwasher and fridge/freezer. Inset 4 ring gas fired hob with extractor hood over and eye level double oven and grill with storage above and below. Tiled splashbacks and matching range of eye level wall units, tiled flooring, radiator, window overlooking the rear garden.

### CONSERVATORY

being of brick and sealed unit double glazed construction with polycarbonate roof and having power and lighting and providing a lovely aspect over the garden. Double opening French doors leading to brick paved sun terrace.

### UTILITY ROOM

with single drainer sink set into base cupboard with worksurface extending to the side with space for appliances, tiled flooring, radiator, door to the side.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor galleried Landing with window to the front, access to roof space. Airing Cupboard.

### PRINCIPAL BEDROOM

With window overlooking the front, excellent range of fitted wardrobes, media point, radiator.

### EN SUITE SHOWER ROOM

with fully tiled shower cubicle, direct mixer shower and drench head, wash hand basin and WC set into concealed vanity with storage. Complementary tiled surrounds, radiator, window to the side.

### BEDROOM 2

With window to the front, fitted wardrobes with mirror fronted sliding doors, radiator.

### BEDROOM 3

With window to the rear, range of fitted wardrobes and storage units with central bed head recess, radiator.

### BEDROOM 4

with window to the rear, currently used as a dressing room with an excellent range of fitted wardrobes, radiator.

### FAMILY BATHROOM

A well appointed room with suite comprising fully tiled shower cubicle, panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

### OUTSIDE

The property occupies an enviable position on the edge of this popular location, approached over driveway with parking and leading to the attached Garage with up and over door, power and lighting and personal door to the rear.

The gardens are a particular feature of the property, with an extensive lawned front garden complemented by beautifully established flower and shrub borders. The generous plot also offers excellent potential for extension, subject to the necessary planning consents.

Side pedestrian access leads to the enclosed rear garden, featuring a large paved sun terrace providing an ideal setting for outdoor entertaining. Beyond, shaped lawns are framed by well-stocked flower, shrub and herbaceous borders, together with a fine selection of mature specimen trees.

The garden is thoughtfully enclosed by a combination of timber fencing, established hedging and attractive brick walling, creating a good level of privacy. At the bottom of the garden, an oak-framed pergola provides a charming focal point and a secluded spot to relax.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

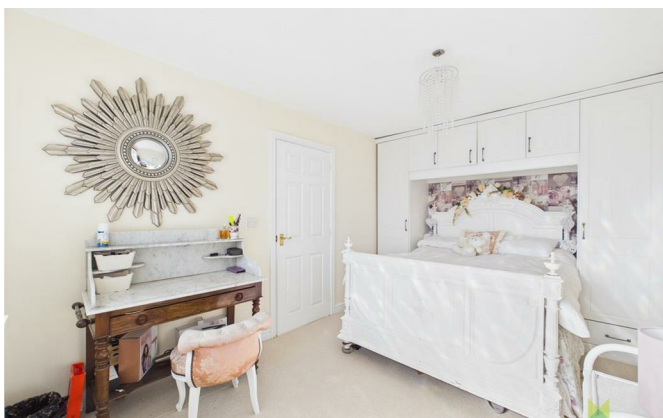
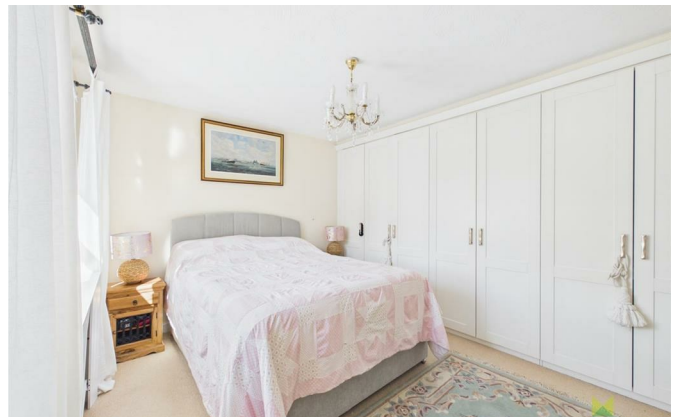
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

## 11 St. Annes Drive, Morda, Oswestry, SY10 9LU.

4 Bedroom House - Detached  
£450,000





Floor 0



Floor 1



Approximate total area<sup>®</sup>  
1850.93 ft<sup>2</sup>  
171.96 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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